

**1251 Nilles Road
Unit #2
Fairfield, OH 45014**

**Office Condo For Lease
3,172 SF**



AVAILABLE:

Approximately 3,172 SF total
1,586 SF on main floor & 1,586 SF partially
finished lower level

USES:

Professional office, medical, etc.

OFFERED AT:

\$2,550.00/month gross + utilities
(\$9.65 PSF gross + utilities)

LOCATION:

Well located office condo at ClockTower Place in a highly
developed commercial and residential area with a great
mix of retail, food, & service nearby.

SUMMARY:

- Professional office condo
- Zoned B-1 (click for zoning ordinance)
- TIA available for qualified tenant and term

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker / Owner
513.623.6505 Mobile
john@nrrg.com

OVERVIEW

1251 Nilles Road
Unit #2

Office Condo For
Lease

Unit #:
2

OCCUPANCY:
Immediate

SPACE INFO:

- 3,172 total SF
- **First floor (1,586 SF):**
- Private secured entry with vestibule, reception & waiting area, up to 4 private offices/exam rooms, lab, 2 restrooms, work room, & 9' ceilings
- **Lower level (1,586 SF):**
- Kitchenette, conference room/breakroom, & restroom



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AERIAL MAP

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SITE MAP

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